



**2 Redcliffe Place**  
Tunbridge Wells Kent



A immaculately presented and spacious home, built to a high standard by Beechcroft Developments with the remainder of an NHBC guarantee, west facing garden and balcony, parking, and located within easy reach of the town centre and mainline station.

## Guide price £700,000-£750,000 Freehold

### Situation:

The property is situated within easy reach of the centre of Tunbridge Wells, within easy reach of the towns many amenities. Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria Place shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces and parks, and there are a wide variety of bars, coffee houses and restaurants.

For the commuter, Tunbridge Wells mainline station provides a regular service to London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

### Description:

The property is a spacious, light, airy, and beautifully presented home finished to a noticeably high standard by Beechcroft Homes only three years ago. It also benefits from underfloor heating throughout with individual thermostats in all rooms and is extremely energy efficient, with a green energy air-source heat pump and an impressive EPC rating of B.

The accommodation includes, on the ground floor; a good-sized entrance hall with recently fitted attractive dark wood effect Amtico flooring; adjacent large downstairs w/c featuring low level w/c, wash basin with mixer tap over and storage beneath, fitted cupboard housing a separate washing machine and dryer, and additional storage cupboard; a spacious sitting room with feature fireplace and recently fitted attractive dark wood effect Amtico flooring; a good sized kitchen/dining room (extending to over 21ft) with the kitchen area having a peninsular unit and breakfast bar and plenty of space for a table and chairs, a wide range of shaker style wall and base units, complementary quartz work surfaces, stainless steel one and a half bowl sink with mixer tap over, and integrated appliances including Bosch induction hob with Caple retractable extractor, Bosch twin ovens, Bosch full size fridge and freezer, and Bosch dishwasher; and a dual aspect west facing sunroom with French doors providing access to the garden.

On the first floor is a landing with both adjacent airing cupboard and additional storage cupboards, and three bedrooms, two of which have fitted wardrobes. The spacious principal bedroom benefits from an ensuite with large walk-in shower with both rain and separate shower attachments, low level w/c, wash basin with mixer tap over and storage beneath, stainless steel heated towel rail, and attractive wall and floor tiling. The principal bedroom also has a good-sized west facing balcony with ample space for a table and chairs. Also located on this floor is a family bathroom, featuring bath with shower over, low level w/c, wash basin with mixer tap over and storage beneath, and attractive wall and floor tiling.

The property also benefits from a west facing garden, mainly laid to lawn and bordered by mature plants and flowers, and a patio area ideal for entertaining. The property also has allocated and guest parking. Please contact Green Lizard for further details of the estate charges.

**Services:** Mains water, gas, and electricity.

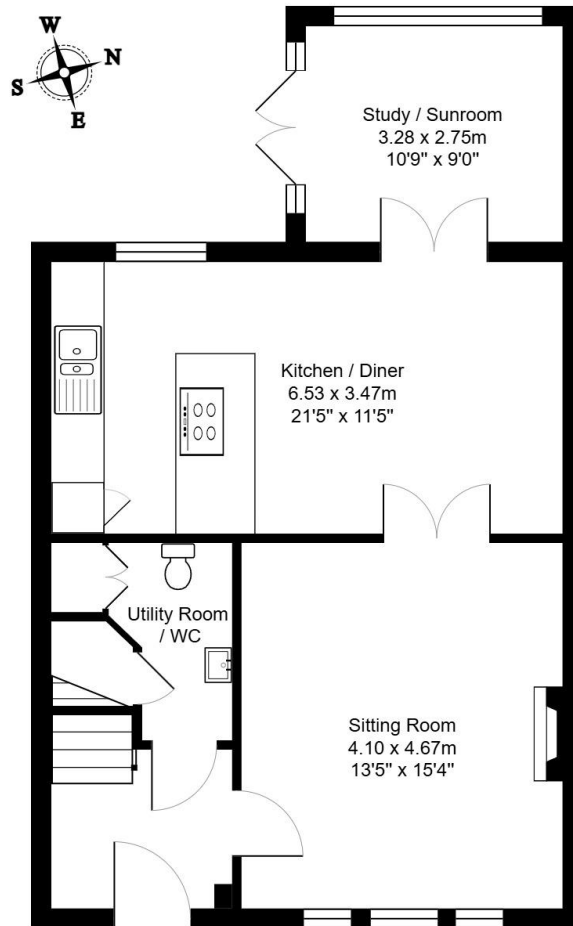
**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Council Tax Band:** E

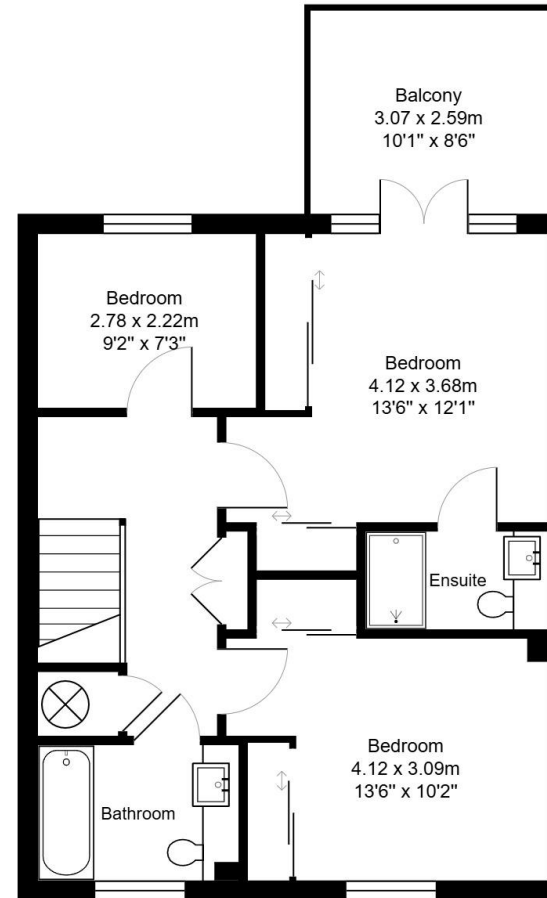
**EPC:** B

01892 619888 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor  
Area: 63.7 m<sup>2</sup> ... 686 ft<sup>2</sup>



First Floor  
Area: 53.9 m<sup>2</sup> ... 580 ft<sup>2</sup>

**Total Area: 117.6 m<sup>2</sup> ... 1266 ft<sup>2</sup> (excluding balcony)**

All measurements are approximate and for display purposes only.

#### Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





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